

**KENTUCKY BOARD OF HOME INSPECTORS
MEETING MINUTES
February 9, 2016**

A regular meeting of the Kentucky Board of Home Inspectors was held at the Office of Occupations and Professions in Frankfort, KY on February 9, 2016.

MEMBERS PRESENT

Mark G. Oerther, Chairman
Robert P. Johnson, Vice Chairman
Welford "Bud" Wenk
Edward "Neal" Tong
Mitch D. Buchanan
Ken Fister
James A. Chandler
Mariah Gratz, Citizen at Large

OCCUPATIONS AND PROFESSIONS STAFF

Robin Vick, Administrative Section Supervisor

OFFICE OF THE ATTORNEY GENERAL

Brian Judy, Office of the Attorney General

GUESTS

Terrell Ginn
Sharon Johnson
Steve Keeney

MEMBERS ABSENT

A meeting of the Kentucky Board of Home Inspectors, Complaint Committee, was called to order at 9:30 a.m., Tuesday, February 9, 2016 at the Office of Occupations and Professions in Frankfort, KY. A motion was made by Mr. Oerther to go into closed session for the Complaint Screening Committee per KRS 61.810 (1)(c), seconded by Mr. Chandler. A motion was made by Mr. Oerther to come out of closed session, seconded by Mr. Chandler. The committee meeting adjourned at 10:15 a.m.

CALL TO ORDER

Mr. Oerther called the meeting to order at 10:20 a.m.

MINUTES

A motion was made by Mr. Fister to approve the meeting minutes from January 12, 2016. Mr. Buchanan seconded that motion and it carried.

MONTHLY FINANCIAL REPORT

The financial statement for January 2016 was reviewed by the Board.

LICENSURE STATUS REPORT

There are currently 397 licensed Home Inspectors.

BOARD CHAIRMAN'S REPORT

Mr. Oerther complimented the board members on their hard work and dedication to the board.

BOARD COUNSEL REPORT

Mr. Judy the written comments from Steve Keeney and Raymond Sandbeck on the amendments to 815 KAR 6:010, 815 KAR 6:040, 815 KAR 6:080, 815 KAR 6:090. A motion was made by Mr. Buchanan to have Mr. Judy file the response on the comments and file for a thirty day extension. Mr. Chandler seconded that motion and it carried. Mr. Judy will send the responses to the board to review prior to the March meeting for the board to discuss them at the meeting.

OCCUPATIONS AND PROFESSIONS REPORT

No February report from Occupations and Professions. The Board asked Mrs. Vick to report back in March on what the Board's budget would be at the end of 2018.

OLD BUSINESS

The Board discussed KRS 198B.704 Section 1. (1) with the current language stating "There is created an independent agency of state government to be known as the Kentucky Board of Home Inspectors, which shall be attached to the Office of Occupations and Professions in the Public Protection Cabinet for administrative purpose." A motion was made by Mr. Johnson for the Public Protection Cabinet Secretary to prepare a request for a draft to be filed with this session to be filed by filing deadline, Friday, February 19, 2016. Mr. Chandler seconded that motion and it carried.

A motion was made by Mr. Buchanan to schedule a special board meeting for Thursday, February 18, 2016 for the board to discuss amending KRS 198B.704 (1). Mr. Wenk seconded that motion and it carried. Mr. Judy will draft the change to KRS 198B.704 (1) and present it to the board at the special board meeting.

The Board discussed the 2016 Kentucky State Fair Booth and the need for 80 volunteers. A motion was made by Mr. Wenk to allocate a minimum of fifteen thousand to pay for a booth to use for the state fair which would include items that that can be loaned to licensees to use at fairs or conventions. The Board estimated to pay a thousand dollars for the booth at the state fair, twenty-five hundred dollars for printing material for the booth, and ten thousand dollars for informational handouts that could be distributed to the public. Mr. Johnson seconded the motion and it carried.

Mrs. Vick informed the board that the Request for Proposal for a board investigator is posted and will be posted until February 23, 2015.

NEW BUSINESS

The Board reviewed the Code Administrators Association of Kentucky newsletter sent from Raymond Sandbek.

The Board discussed requirements for renewals and the late fee for when a renewal is late. The Board will place the notice of a failure to submit a required materials filled out properly post marked by the last date of the licensee's birth month will result in a late fee in the newsletter.

The Board discussed ways to notify and educate the public on why to hire a Licensed Home Inspector. Mr. Johnson suggested that the Board look into doing a public service announcement by radio and video. Mr. Buchanan and Mr. Wenk will research the cost for a 30 second public service announcement for the radio and report back to the Board at the March meeting. Mr. Johnson will research the cost of a public service announcement video clip and report back to the Board at the March meeting.

NEWSLETTER COMMITTEE REPORT

The Newsletter Committee presented a draft of the quarterly newsletter. Mr. Judy will be giving complaint cases that were dismissed. For the future complaint committee report, Mr. Judy will make a note as to why cases were dismissed. Mr. Chandler made a motion for the Board to approve the newsletter contingent upon Mr. Johnson making any final grammatical changes and/or edits. Mr. Fister seconded the motion and the motion carried.

EDUCATION COMMITTEE REPORT

The Education Committee made the following recommendations:

- International Association of Certified Home Inspectors (InterNACHI) continuing education courses ***approved:***
 - How to Inspect for Moisture Intrusion – 3 hrs
 - How to Perform Deck Inspections - 3 hrs
 - How to Inspect the Attic, Insulation, Ventilation, and Interior – 3 hrs
 - How to Perform Roof Inspections – 3 hrs
 - 25 Standards Every Home Inspector Should Know - 3 hrs

Mr. Chandler seconded the motion and the motion carried.

- International Association of Certified Home Inspectors (InterNACHI) continuing education courses ***denied:***
 - How to Inspect Pools and Spas - 8 hrs
- OnCourse Real Estate Inc. DBA American Home Inspectors Training (AHIT) continuing education courses ***denied:***
 - Report Writing for Risk Reduction – 8 hrs
 - Energy Audit – 3 hrs

Mr. Chandler seconded the motion and the motion carried.

APPLICATIONS COMMITTEE

The Applications Committee recommended the following:

- Initial licensure applications to be ***approved:***
 - Terry S. Burdette
 - Cory C. Cookston
 - William T. Nutt
 - Chris P. Walton

Mr. Buchanan seconded the motion and the motion carried.

- Renewal applications to be ***approved:***
 - Anthony J. Bailey
 - James M. Curry
 - Kari R. Evely
 - Christopher J. Fleming
 - Eric D. Gentry
 - Clay A. Hoskins
 - Chris J. Ivy
 - Mark T. Koshewa
 - Francis G. Lanham
 - Joseph T. Mattingly
 - Clifton D. Meador
 - Harold W. Noble
 - Charles E. Powell
 - Jeffrey T. Roll
 - Steve D. Steele
 - Andrew L. Weiss

Mr. Buchanan seconded the motion and the motion carried.

COMPLAINTS COMMITTEE

- 2015-03 - A motion was made by Mr. Buchanan to go into executive session pursuant to KRS 61.810 (1). The motion was seconded by Mr. Chandler and it carried. A motion was made by Mr. Oerther to come out of closed session, seconded by Mr. Wenk. The complaints Committee made a motion to resend the vote for criminal complaint to be filed with the respective county attorney and allow licensee to continue to practice while having due process with the license that expired November 2015. Mr. Fister seconded the motion and it carried.

The Complaints Committee reported the following cases are ongoing:

- 2015-06
- 2015-08
- 2015-09 - The Complaint Committee made a motion to dismiss. Mr. Tong seconded the motion and it carried.

TRAVEL AND PER DIEM

Mr. Ken Fister made a motion to approve the travel and per diem for members attending today's meeting. The motion, seconded by Mr. Chandler, carried.

NEXT MEETING

The next meeting is a special meeting scheduled for Thursday, February 18, 2016 at 9:00am at the Office of Occupations and Professions in Frankfort, KY. The next regular meeting is scheduled for Tuesday, March 8, 2016 at 10:00 a.m. at the Office of Occupations and Professions in Frankfort, KY.

ADJOURNMENT

Mr. Oerther made a motion to adjourn at 1:58 p.m. The motion was seconded by Mr. Ken Fister and carried.

Minutes prepared by Robin Vick on February 19, 2016.